



COMMON PROJECTS EXEMPT FROM BUILDING PERMITS

Home remodeling projects typically require at least one type of building permit. There are, however, several types of projects that do NOT require permits. In such cases, the work must still conform to all technical codes and applicable city, county and state ordinances. As with all projects you will want to consult with your Homeowners Association to see if your project is allowed within your association's CC&Rs. Questions regarding whether a permit is required may be directed to the Building Department at (949)707-2627.

Common projects that are exempt from a building permit are those that do NOT involve significant changes to the site or to the configuration of walls, pipes, roofs, or major appliances. If your project involves such changes, you will need a permit and inspection.

In alignment with the 2016 California Building Code Section 105, here are the most common projects that do not require a building permit:

Surface Improvements

1. Cabinet refacing or replacement without changing walls, plumbing, or electrical configurations
2. Countertop replacement
3. Decorative tile installations
4. Floor finishes such as carpet, linoleum, tile, etc.
5. Floor sheathing repairs up to 10 square feet
6. Painting
7. Sheetrock

Minor Repairs (Follow all electrical, plumbing & building standards when replacing existing fixtures)

8. Appliance repairs that do not alter the appliance's original approval and listing
9. Electrical circuit breaker and fuse replacements (Main panel replacements/upgrades require approvals from the Utility & require a building permit)
10. Electrical outlet replacements
11. Electrical switch replacement in existing boxes
12. Faucet or toilet repair or replacement
13. Roof repairs or replacements that are less than 25% of existing roof; do not involve the underlying framing; and occur no more than once in a 12 month period

Site Improvements and Small Structures

14. Awnings over doors or windows that do not project more than 54 inches
15. Detached accessory structures of 120 square feet or less and that will not be electrically wired
16. Driveways and walkways not crossing over a basement and not exceeding 30 inches above grade¹
17. Swimming pools that are prefabricated and above-ground, holding a maximum of 5,000 gallons and used only at a single-family property²

¹Repairs to driveway aprons and sidewalks may require a permit; contact the Public Works Department at (949) 707-2650.

²The filling of swimming pools is subject to emergency drought restrictions. Check with your Water District for current regulations.